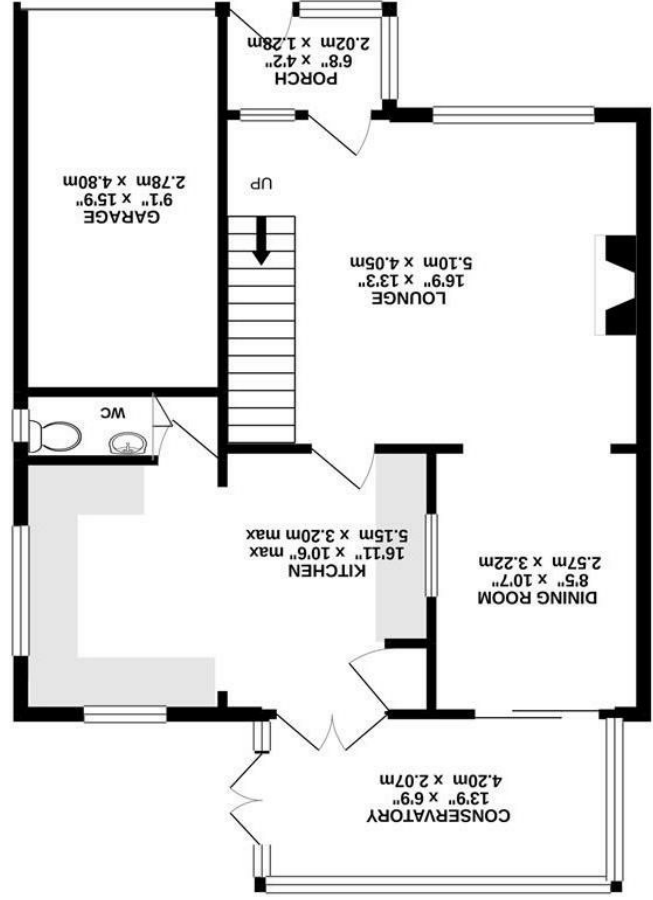
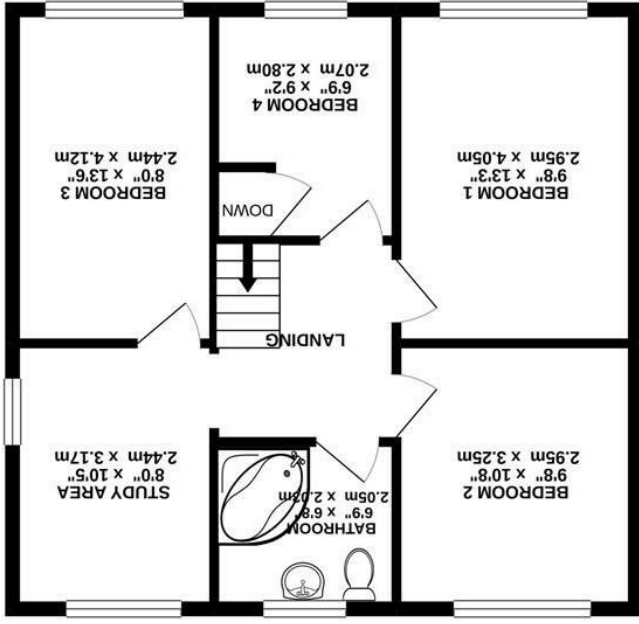


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
 741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
 591 sq.ft. (54.9 sq.m.) approx.



£410,000



2 TEAL AVENUE  
 KNUTSFORD  
 WA16 8ER

4 2 3 D  
 COUNCIL TAX BAND: D





A greatly extended four/five bedroom semi-detached house in a large corner plot, forming part of a popular cul-de-sac development located within walking distance of the town centre and close to the entrance of Tatton Park.

The property sits in an exceptional plot and provides potential for further extension (subject to obtaining relevant planning permission), with large mature gardens, excellent off-road parking, and an integral garage with an adjoining carport.

The accommodation comprises of an entrance porch leading to a good size living room, open to the dining room, which in turn leads to a rear facing conservatory. The kitchen is of generous proportions and benefits from an adjoining cloakroom/WC. On the first floor level there are 4/5 bedrooms in all, two of which are connected by an internal door and could provide a fantastic opportunity to create a large master bedroom suite with dressing room and en-suite. Of the three remaining bedrooms, there are two good size doubles, all served by a modern family bathroom.

#### LOCATION

The town of Knutsford is an old market town rich in heritage and full of architectural features. Linked by a series of ginnels, cobbles and courtyards, the two main streets are filled with a variety of shops, offering a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. Knutsford is bordered by some of Cheshires most beautiful countryside with Tatton Park Country estate being on the doorstep.

The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International airport and to the west, Chester and North Wales.

#### THE ACCOMMODATION COMPRISES :

##### Entrance Porch

UPVC double glazed windows to front and side, double glazed entrance door to front and glazed door to:

##### Living Room

With a uPVC double glazed bow window to front, wood effect laminate flooring throughout, central fireplace housing a living flame gas fire and stairs leading to the first floor. Open archway leading to :

##### Dining Room

Wood affect laminate flooring, serving hatch to the Kitchen and sliding double glazed doors to :

##### Conservatory

With French doors out to a rear facing patio, uPVC double glazed doors to:

##### Kitchen / Breakfast Room

A spacious Kitchen fitted with a matching range of wall and base level cabinets surmounted with contrasting rolled edge laminate worktops, incorporating a 1 1/2 bowl single drainer sink unit with mixer tap. Space for a gas cooker. Space and plumbing for a washing machine as well as a fridge freezer. With uPVC double glazed windows to rear and side.

##### Cloakroom / WC

Fitted with a wall hung wash basin and low-level WC. Opaque double glazed window to side.

##### First Floor Landing

With loft access.

##### Master Bedroom

A fantastic double size room divided by a connecting door. Suitable for conversion into a master bedroom with dressing room and potential for an ensuite bathroom.

With uPVC double glazed windows to front side and rear elevations.

##### Bedroom Two

With a uPVC double glazed window to front.

##### Bedroom Three

With a uPVC double glazed window to rear.

##### Bedroom Four

A UPVC double glazed window to front and built-in airing cupboard housing the hot water cylinder.

##### Bathroom

Fitted with a matching suite comprising a large corner bath with a mixer tap and electric shower over, pedestal wash basin and low-level WC. Tiled walls and opaque double glazed window to rear.

##### Externally

The property sits in an exceptionally large corner plot with superb frontage incorporating a wide block paved driveway and flat lawn garden fronted by an ornamental brick wall. There is an integral single garage with an adjoining carport providing excellent secure storage and additional parking space. The gardens continue to the side and rear of the house enclosed to all sides by a combination of panel fencing and tall mature hedges encompassing further areas of lawn and extensive hard landscaping.

##### Tenure

We believe the tenure of the property to be Freehold

##### Viewings

Strictly by appointment with the agents Knutsford office  
Telephone : 01565 621624, Email : knutsford@wrightmarshall.co.uk

##### Market Appraisal

" Thinking of Moving ?"

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

##### Financial Advice

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage